



CITY OF ARCHDALE

CITY COUNCIL

MEETING DATE: Tuesday March 22, 2022

SUBJECT: Request by Hafele America Co. for a High Density Development Permit (HDDP) for property located at 3901-A Cheyenne Drive being Randolph County parcel # 7718915778.

RECOMMENDATIONS OR COMMENTS: Hafele America Co. is seeking a HDDP to construct a 94,200 ft² addition to the company's existing building at 3901-A Cheyenne Dr. The project would also include the construction of sidewalk along Cheyenne Dr, an emergency access road, additional paved area and parking, and a new underground stormwater control device. The project will control the first 1-inch of stormwater runoff as required by high density development. The project has an estimated timetable of April 2022 to October 2022.

CRITERIA FOR APPROVAL

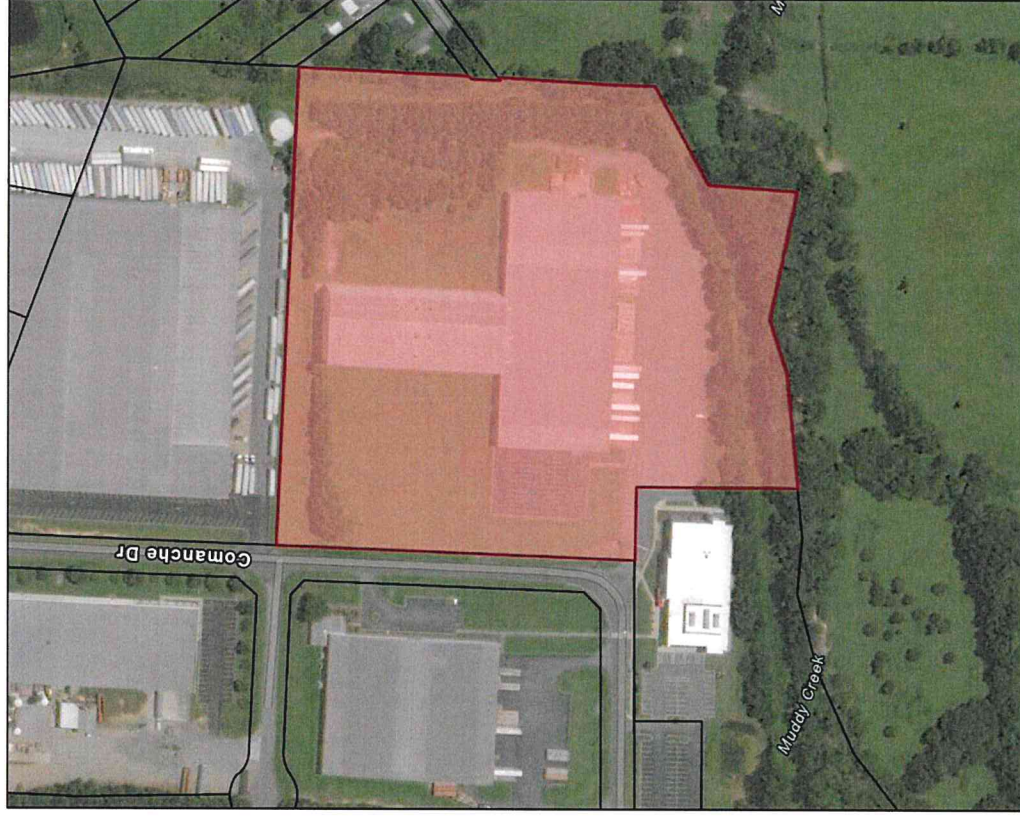
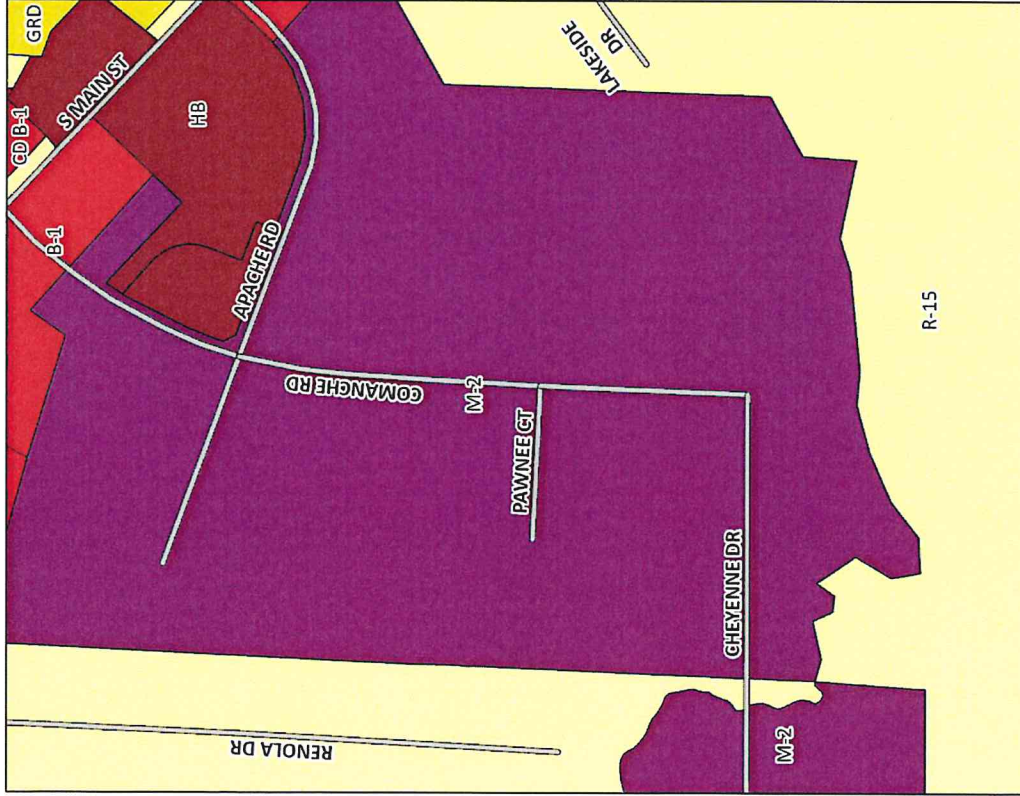
1. The use is consistent with the land use plan for the City.
2. The proposed project land use and site design is compatible with the general character of the area and surrounding industrial land uses.
3. The proposed project provides a significant economic benefit to the community by creating or retaining jobs, increasing the property tax base, or assisting an existing industry to grow and remain in Guilford/Randolph County or the City of Archdale, or that the project meets an identified community need such as the provision of community facilities, retail business, or personal services or affordable housing.
4. The proposed project does not pose a threat to the environment, especially water quality, and appropriate measure will be taken to minimize any potential negative environmental impacts.
5. The proposed project has good transportation access, including proximity to major roads such as Archdale Road and South Main Street.
6. The use will not endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
7. The use minimizes impacts to water quality through the use of best management practices and/or maximum setbacks from perennial waters.

PLANNING BOARD RECOMMENDATION: The Planning and Zoning Board unanimously recommended approval of this High Density Development Permit request at their March 7th meeting.

SUMMARY OF INFORMATION: GIS Map, Aerial Photo, Street View Photo, Site Plan, and HDDP application.

ATTACHMENTS: ☒ YES ☐ NO

Zoning Map & Aerial View



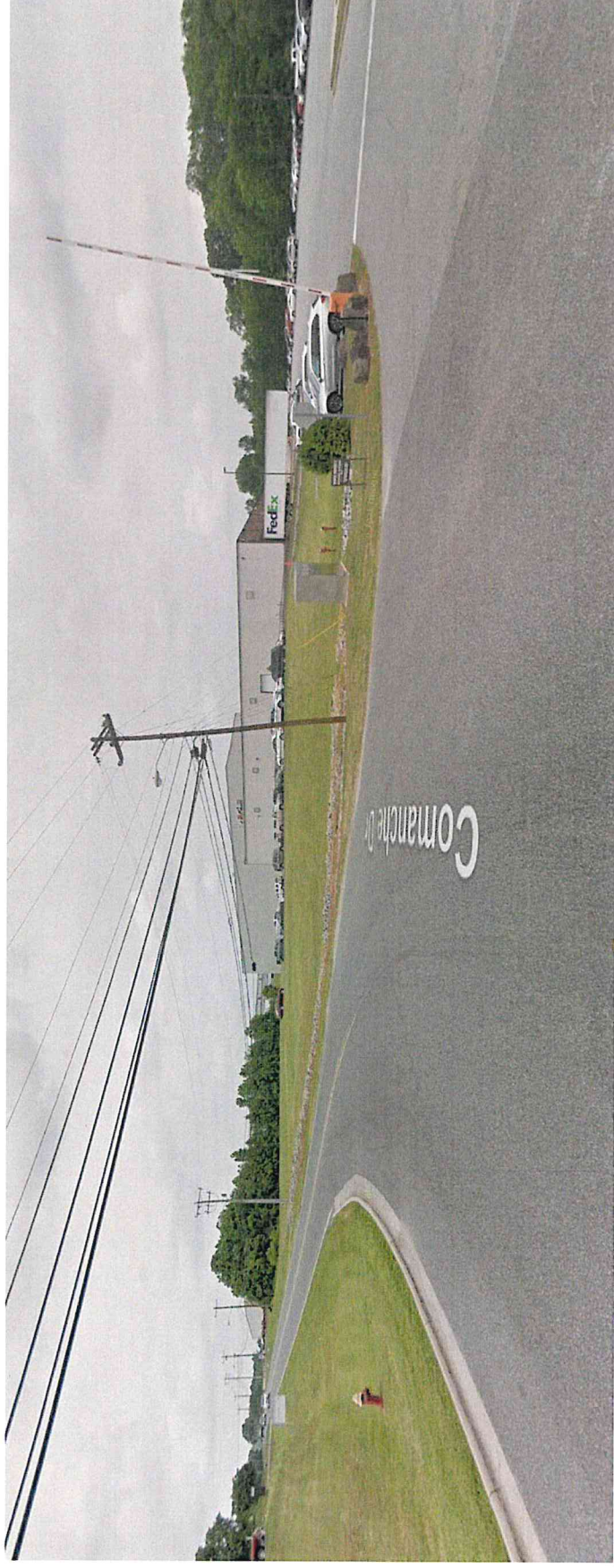
Legend

Subject Property	
R-15	
GRD	
B-1	
HB	
M-2	

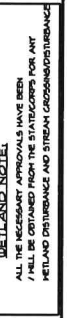
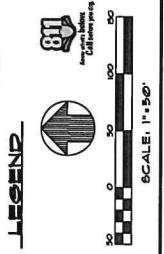
High Density Development Permit (HDDP) request for property located at
3901-A Cheyenne Dr, being Randolph County Parcel #7718915778.

Owner(s): Hafele America Co. Size: 397,302 sf built upon area of 51.91 Acres

Street View



Northbound Cheyenne Dr. into Comanche Dr.



ENCROACHMENT PERMIT REQUIRED THROUGH NC DOT
FOR SIDEWALK INSTALLATION. CALL (336) 487-0100
FOR PERMIT.



APPLICATION FOR A HIGH DENSITY DEVELOPMENT PERMIT

The Archdale City Council may grant a High Density Development Permit of up to 70% (seventy percent) built upon area on all or part of the land area of a project if the developer has successfully proven that the development will control the first inch of stormwater runoff by incorporating a Best Management Practice (BMP) to control such runoff. A High Density Development Permit must to the maximum extent practicable minimize built upon surface area, direct stormwater runoff away from surface waters, and incorporate Best Management Practices (BMPs) to minimize water quality impacts. The City Council may impose site plan conditions in order to meet these requirements.

Applicant Hafele America Co. (Paul K. Smith-President/CEO)

Applicant's Address 3901 Cheyenne Drive Archdale, NC 27263

Applicant's Telephone Number 336-434-2322

Property Owner Hafele America Co.

Deed is recorded in Book 1443 Page 132

County Name Randolph PIN # 7718-91-5778

Subdivision N/A Section N/A Lot # N/A

Exact location of Property (Plat reference or Street Address)

Plat Book 28 Page 44

3901-A Cheyenne Drive Archdale, NC 27263

Area of Property (sq. ft. or acres) 15.36 AC

Present Zoning District M-2 (Light Industrial)

Estimated built upon area to be on property (%) Existing=261,284 sf Proposed=136,018 sf Total=397,302 ~59.4%

Estimated project timetable April 2022-October 2022

Anticipated addition to property tax base TBD

Anticipated number of jobs created or retained TBD

With this application, submit the following:

- A legal description of the land.
- A site plan **fully dimensioned at a scale of not more than 200 feet to the inch** showing:
 - A. The actual shape, location, and dimensions of the lot; if the lot is not a lot of record, enough data to locate the lot on the ground.
 - B. The shape, size, and location of all buildings, or other structures, to be erected, altered, or moved, and of any other buildings, or other structures already on the lot.
 - C. The existing and intended use of the lot and of all structures upon it.
 - D. The location and size of all BMPs located on the site and calculations that ensures that the first inch of stormwater runoff is controlled by the BMPs.

CRITERIA FOR APPROVAL

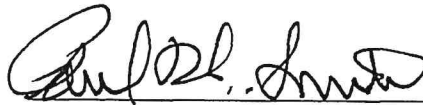
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4. The proposed project does not pose a threat to the environment, especially water quality, and appropriate measure will be taken to minimize any potential negative environmental impacts.
5. The proposed project has good transportation access, including proximity to major roads and/or rail lines.
6. The use will not endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
7. The use minimizes impacts to water quality through the use of best management practices and/or maximum setbacks from perennial waters.

It is understood by the undersigned that if the HDD Permit is authorized, the property involved in this request **will be perpetually bound to the use(s) authorized** and subject to such conditions as imposed. An official HDD Permit will be mailed to the applicant after approval is granted by City Council. The HDD Permit shall expire if occupancy permits are not obtained for the project within two (2) years of approval of the HDD Permit by City Council. If a request is denied by City Council, the applicant may resubmit the HDD Permit request for the same project no earlier than two (2) years following the date of the original submission.

Name of Agent (if any)

Agent's Address

Agent's Telephone



Signature of Owner

3901 Cheyenne Dr., Archdale, NC

Owner's Address

336-434-8181

Owner's Telephone

Complete application received ____/____/____

By: